

5-12-86

PLAT OF SURVEY

MAP



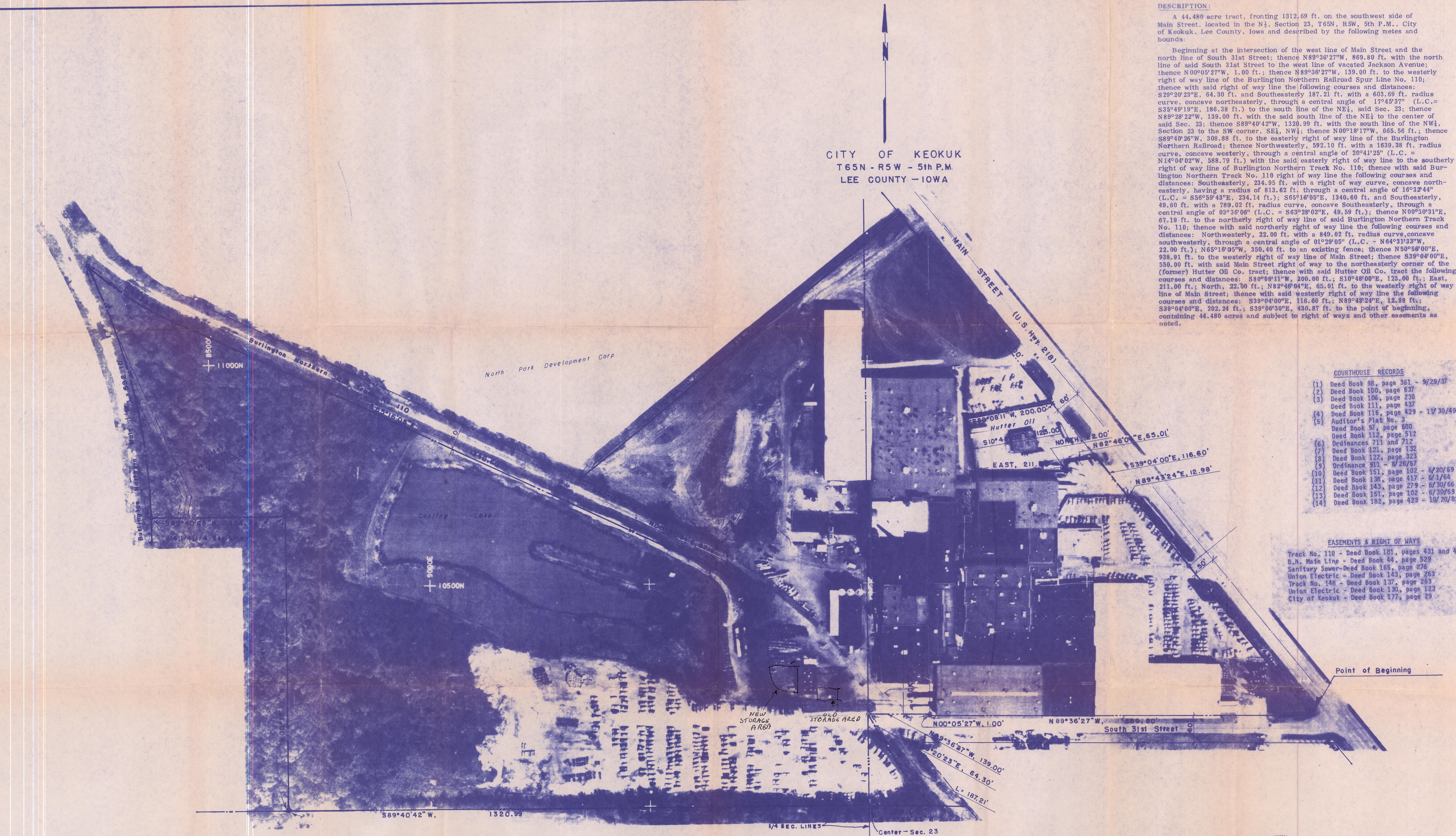
R00110997
RCRA RECORDS CENTER

DESCRIPTION:
A 44.480 acre tract, fronting 1312.69 ft. on the southwest side of Main Street, located in the N1/2, Section 23, T65N, R5W, 5th P.M., City of Keokuk, Lee County, Iowa and described by the following metes and bounds:
Beginning at the intersection of the west line of Main Street and the north line of South 31st Street; thence N89°36'27"W, 869.80 ft. with the north line of said South 31st Street to the west line of vacated Jackson Avenue; thence N00°05'27"W, 1.00 ft.; thence N89°36'27"W, 139.00 ft. to the westerly right of way line of the Burlington Northern Railroad Spur Line No. 110; thence with said right of way line the following courses and distances: S29°20'23"E, 64.30 ft. and Southeastely 187.21 ft. with a 603.69 ft. radius curve, concave northeasterly, through a central angle of 17°45'37" (L.C. = S35°49'19"E, 186.38 ft.) to the south line of the NE1/4, said Sec. 23; thence N89°28'22"W, 139.00 ft. with the said south line of the NE1/4 to the center of said Sec. 23; thence S89°40'42"W, 1320.99 ft. with the south line of the NW1/4, Section 23 to the SW corner, SE1/4, NW1/4; thence N00°18'17"W, 665.56 ft.; thence S89°40'26"W, 308.88 ft. to the easterly right of way line of the Burlington Northern Railroad; thence Northwestely, 592.10 ft. with a 1639.38 ft. radius curve, concave westerly, through a central angle of 20°41'25" (L.C. = N14°04'02"W, 588.79 ft.) with the said easterly right of way line to the southerly right of way line of Burlington Northern Track No. 110; thence with said Burlington Northern Track No. 110 right of way line the following courses and distances: Southeastely, 234.95 ft. with a right of way curve, concave north-easterly, having a radius of 813.62 ft. through a central angle of 16°32'44" (L.C. = S56°59'43"E, 234.14 ft.); S65°16'05"E, 1340.60 ft. and Southeastely, 49.60 ft. with a 789.02 ft. radius curve, concave Southeastely, through a central angle of 03°39'06" (L.C. = S63°28'02"E, 49.59 ft.); thence N00°50'31"E, 67.19 ft. to the northerly right of way line of said Burlington Northern Track No. 110; thence with said northerly right of way line the following courses and distances: Northwestely, 22.00 ft. with a 849.02 ft. radius curve, concave southwestely, through a central angle of 01°29'05" (L.C. = N64°31'33"W, 22.00 ft.); N65°16'05"W, 350.40 ft. to an existing fence; thence N50°56'00"E, 938.91 ft. to the westerly right of way line of Main Street; thence S39°04'00"E, 550.00 ft. with said Main Street right of way to the northeasterly corner of the (former) Hutter Oil Co. tract; thence with said Hutter Oil Co. tract the following courses and distances: S80°08'11"W, 200.00 ft.; S10°48'00"E, 123.00 ft.; East, 211.00 ft.; North, 22.00 ft.; N89°40'04"E, 65.01 ft. to the westerly right of way line of Main Street; thence with said westerly right of way line the following courses and distances: S39°04'00"E, 116.60 ft.; N89°43'24"E, 12.98 ft.; S39°04'00"E, 202.24 ft.; S39°06'30"E, 430.87 ft. to the point of beginning, containing 44.480 acres and subject to right of ways and other easements as noted.

- COURTHOUSE RECORDS
- (1) Deed Book 98, page 361 - 9/29/37
 - (2) Deed Book 100, page 637
 - (3) Deed Book 106, page 230
 - (4) Deed Book 111, page 437
 - (5) Deed Book 116, page 429 - 11/30/49
 - (6) Auditor's Plat No. 3
 - (7) Deed Book 97, page 600
 - (8) Deed Book 112, page 512
 - (9) Ordinances 711 and 712
 - (10) Deed Book 121, page 132
 - (11) Deed Book 122, page 323
 - (12) Ordinance 911 - 8/26/57
 - (13) Deed Book 151, page 102 - 6/20/69
 - (14) Deed Book 138, page 417 - 6/1/64
 - (15) Deed Book 143, page 279 - 6/30/66
 - (16) Deed Book 151, page 102 - 6/30/69
 - (17) Deed Book 182, page 423 - 10/20/83

EASEMENTS & RIGHT OF WAYS

Track No. 110 - Deed Book 181, pages 431 and 434
B.N. Main Line - Deed Book 165, page 529
Sanitary Sewer - Deed Book 143, page 276
Union Electric - Deed Book 137, page 263
Union Electric - Deed Book 130, page 123
City of Keokuk - Deed Book 177, page 29



CERTIFICATION

TO: SHELLER GLOBE CORP., CITIBANK, N.A., CITIBANK, N.A., as agent for various Banks as described in a Credit Agreement between Sheller Globe Corp., et al and Citibank, N.A. and FIRST AMERICAN TITLE INSURANCE COMPANY; This is to certify that this survey (i) was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions of the subject property and each individual parcel, (ii) correctly shows the location of all buildings, structures and other improvements, and visible items on the subject property, and (iii) correctly shows the location and dimensions of all alleys, streets, roads, rights of way, easements and other matter of record (with instrument, book and page number indicated), and (iv) -- (a) there are no other easements or rights of way in use or in evidence over or under the subject property, (b) nor any encroachment of improvements located on the subject property nor (c) any encroachment of improvements from adjoining property onto the subject property, (d) nor any encroachments by any improvements located on the subject property onto any easements affecting the subject property, other than those shown on said survey, (e) no part of the subject property is within an area designated on a Federal Flood Insurance Rate Map or Flood Hazard Boundary Map as having flood hazards.

- LEGEND
- o - Set 1/2" Ø iron pin
 - - Existing iron pin
 - x - Existing "x" cut in concrete

SURVEYOR'S NOTE:

This photograph has not been corrected orthographically because of the extreme relief occurring on site.

I hereby certify that this plan, specification, plot, survey or report was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa and Missouri.

Gerald L. Moughler 5/12/86
G.L. MOUGHLER, L.S. No. 10426
L.S. No. 1072



Requested by: Von E. Berlin, J.C. Andrus & Assoc.				SHELLER GLOBE CORP. - Keokuk Iowa			
KREBILL ENGINEERING COMPANY				LAND SURVEYORS & CONSULTING ENGINEERS			
Tel. (319) 524-2883				KEOKUK, IOWA 52632			
Rev.				Date: 5/12/86			
By: <i>RLS</i>				Scale: 1" = 100'			
Drwn: <i>PMB</i>				No. 5398-1			
Ckd: <i>RLS</i>				Rev.			
Appr: <i>GLM</i>							